

Planning Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

(509) 575-6183 • Fax (509) 575-6105

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**CITY OF YAKIMA
NOTICE OF APPLICATION, NOTICE OF PUBLIC HEARING AND DETERMINATION
OF NON-SIGNIFICANCE**

DATE: July 9, 2013
TO: SEPA Reviewing Agencies, and Interested Parties
FROM: Steve Osguthorpe, Community Development Manager
SUBJECT: Notice of Application, Public Hearing and Determination of Non-Significance

NOTICE OF APPLICATION

Project Location: Citywide.
Project Applicant: City of Yakima, Planning Division
File Numbers: SEPA #013-13 & TXT #003-13
Date of Application: July 2, 2013
Date of Determination of Completeness: July 3, 2013

PROJECT DESCRIPTION

The City of Yakima is updating its Shoreline Master Program (SMP) (Currently not formally incorporated within the Yakima City Code). This action implements the Washington State Shoreline Management Act (Chapter 90.58 RCW), which governs the development of Washington's shorelines. Local jurisdictions are required to update their SMP's in accordance with the Guidelines of Washington State Administrative Code (WAC) 173-26, which was revised in 2003 to reflect current knowledge regarding shoreline management and science.

This proposed non-project action would replace in its entirety the Yakima County Shoreline Master Program, Adopted September 5, 1974, by City of Yakima, establish a new Title 17 Shoreline Master Program, and amend the City of Yakima's 2025 Comprehensive Plan 2025 Natural Element chapter to include a new section titled Shorelines Master Program Goals and Policies which reflects the proposed goals and policies of the City's draft Shoreline Master Program.

In accordance with the Guidelines, the updated SMP is intended to accommodate appropriate shoreline development while also achieving no net loss of existing shoreline ecological functions. Legally established existing development would generally be considered conforming under this master program.

The updated SMP and all accompanying draft documents are available on the City of Yakima Planning Department's website at
<http://www.yakimawa.gov/services/planning/city-of-yakima-shorelines-master-program-update>.

ENVIRONMENTAL REVIEW

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts, and has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not

required under RCW [43.21C.030](#) (2) (c). The information relied upon in reaching this determination is available to the public upon request at the City of Yakima Planning Division.

☒ This DNS is issued under WAC § 197-11-340(2); the lead agency will not act on this proposal for 20 days from the date below.

Responsible Official: Steve Osguthorpe, AICP
Position/Title: SEPA Responsible Official
Phone: (509) 575-6163
Address: 129 N. 2nd Street, Yakima, WA 98901

Date: July 9, 2013

Signature: 

REQUEST FOR WRITTEN COMMENTS: Agencies, tribes, and the public are encouraged to review and comment on the proposed application. All written comments received by **July 29, 2013**, will be considered prior issuance of the final threshold determination. Please send written comments to: Steve Osguthorpe, Community Development Manager; City of Yakima, Department of Community Development; 129 North 2nd Street, Yakima, Washington 98901.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified.

Required Permits – None.

Required Studies – None.

Existing Environmental Documents: SEPA/GMA Integrated Environmental Summary.
Preliminary determination of the development regulations that will be used for project mitigation and consistency: N/A

NOTICE OF DECISION

Decisions and future notices will be sent to anyone who submits comments on this application or request additional notice. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington. If you have any question on this proposal, please call Jeff Peters, Associate Planner at (509) 575-6163 or e-mail at jeff.peters@yakimawa.gov.

NOTICE OF PUBLIC HEARING This application will require two public hearings; one closed record hearing before the City of Yakima Planning Commission to be followed by an open record public hearing before the Yakima City Council. The public hearing before the City of Yakima Planning Commission has been scheduled for **August, 28, 2013**, beginning at **3:30 pm**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council.**



LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901

VOICE: (509) 575-6183 FAX: (509) 575-6105

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV - CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Name, Address, And Phone Number	Name	City of Yakima Planning Department						
	Street	129 North Second Street						
	City	Yakima	ST	WA	Zip	98901	Phone	(509) 575-6183
2. Applicant's Property Interest	Check One	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other: Local Government			
3. Property Owner's Name, Address, And Phone Number (If Other Than Applicant)	Name							
	Street							
	City		ST		Zip		Phone	()
4. Subject Property's Assessor's Parcel Number(s): Parcels within the boundaries of the City of Yakima city limits.								

5. Property Address: N/A

6. Legal Description of Property. (if lengthy, please attach it on a separate document) N/A

7. Property's Existing Zoning:

☒ SR ☒ R-1 ☒ R-2 ☒ R-3 ☒ B-1 ☒ B-2 ☒ IIB ☒ SCC ☒ LCC ☒ CBD ☒ GC ☒ AS ☒ RD ☒ M-1 ☒ M-2

8. Type Of Application: (Check All That Apply)

<input type="checkbox"/> Administrative Adjustment	<input checked="" type="checkbox"/> Environmental Checklist (SEPA)	<input type="checkbox"/> Easement Release
<input type="checkbox"/> Type (2) Review	<input type="checkbox"/> Right-of-Way Vacation	<input type="checkbox"/> Rezone
<input type="checkbox"/> Type (3) Review	<input type="checkbox"/> Transportation Concurrence	<input type="checkbox"/> Shoreline
<input type="checkbox"/> Short Plat	<input type="checkbox"/> Non-Conforming Structure/Use	<input type="checkbox"/> Critical Areas
<input type="checkbox"/> Long Plat	<input type="checkbox"/> Type 3 Modification	<input type="checkbox"/> Variance
<input type="checkbox"/> Admin. Modification	<input type="checkbox"/> Interpretation by Hearing Examiner	<input type="checkbox"/> Amended Plat
<input type="checkbox"/> Appeal	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Binding Site Plan
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Comp Plan Amendment	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Short Plat Exemption: _____ <input checked="" type="checkbox"/> Other: Shoreline Master Program Amendment Ordinance		

PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

9. SEE ATTACHED SHEETS

PART V – CERTIFICATION

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.


PROPERTY OWNER'S SIGNATURE

7-3-13
DATE

FOR ADMINISTRATIVE USE ONLY

Revised 12-08

Notes:

FILE #

SEPA#013-13 TX#003-13

DATE FEE PAID	RECEIVED BY	Amount	Receipt No.	Hearing Date
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ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), RCW Ch. 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. Name Of Proposed Project (If Applicable): City of Yakima Shoreline Master Program Amendment.
2. Applicant's Name & Phone: City of Yakima Planning Department, 509-575-6183.
3. Applicant's Address: 129 North Second Street, Yakima, WA 98901.
4. Contact Person & Phone: Jeff Peters at (509) 575-6163
5. Agency Requesting Checklist: City of Yakima
6. Date The Checklist Was Prepared: June 27, 2013.
7. Proposed Timing Or Schedule (Including Phasing, If Applicable): The City of Yakima proposes to locally adopt the updated SMP in either October or November of 2013, at which time the program will be forwarded to Ecology for final review.
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: Not at this time.

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9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

- a. Yakima County's Review of Best Available Science For Inclusion in Critical Areas Ordinance Update October 2006
- b. Yakima County Shoreline Characterization Final Draft Report, August 2005
- c. Yakima County's Justification For Shoreline Environmental Designation Changes
- d. Shoreline Assessment Summary and Shoreline Restoration Plan for Yakima County, Washington
- a. City of Yakima Draft Cumulative Impact Analysis, and Restoration Plan Addendum
- b. City of Yakima Channel Migration Zone Map

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain: None pending

11. List any government approvals or permits that will be needed for your proposal, if known: SEPA determination, City of Yakima Planning Commission Public Hearing, City Council, and Washington State Department of Ecology Approval.

12. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):

The City of Yakima is updating its Shoreline Master Program (SMP) (Currently not formally incorporated within the Yakima City Code). This action implements the Washington State Shoreline Management Act (Chapter 90.58 RCW), which governs the development of Washington's shorelines. Local jurisdictions are required to update their SMPs in accordance with the Guidelines of Washington State Administrative Code (WAC) 173-26, which was revised in 2003, to reflect current knowledge regarding shoreline management and science.

This proposed non-project action would replace in its entirety the Yakima County Shoreline Master Program, Adopted September 5, 1974, by City of Yakima, establish a new Title 17 Shoreline Master Program, and amend the City of Yakima's 2025 Comprehensive Plan 2025 Natural Element chapter to include a new section titled Shoreline Master Program Goals and Policies which reflects the proposed goals and policies of the City's draft Shoreline Master Program.

In accordance with the Guidelines, the updated SMP is intended to accommodate appropriate shoreline development while also achieving no net loss of existing shoreline ecological functions. Legally established existing residential development would generally be considered conforming under this master program; all existing legally established development would not be subject to the SMP since the SMP only applies to new activities or expansions.

The updated SMP and all accompanying draft documents are available on the City of Yakima Planning Department's website at <http://www.yakimawa.gov/services/planning/city-of-yakima-shorelines-master-program-update>.

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13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.:

In accordance with state law, the jurisdiction of Yakima's Shoreline Master Program encompasses the shoreline waterbodies; land within 200 feet of the ordinary high water mark of these waterways; and their floodways, certain portions of 100-year floodplains and channel migration zones, and associated wetlands.

The entire shoreline jurisdiction within the City limits and Urban Growth Area (UGA), including unincorporated territory and the waterbodies themselves, amounts to approximately 1,533 acres (733 acres non-UGA, 800 acres UGA). The City of Yakima has two rivers and three lakes which are identified as "shorelines of the state": the Yakima River, the Naches River, Willow Lake, Lake Aspen, and Rotary Lake. Buchanan Lake and its shorelands (approximately 76 acres) will be considered part of the City's shoreline jurisdiction when the Washington Department of Natural Resources Surface Mine Reclamation Permit lapses or is terminated, or when the City receives a permit application for new development on or uses of Buchanan Lake. Therefore pre-designation of Buchanan Lake is included in the SMP along with pre-designated UGA shorelines.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. General description of the site (✓ one):	
<input type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input checked="" type="checkbox"/> other The City of Yakima's shoreline jurisdiction covers a wide range of topographic features, including all of the above with the exception of mountainous.	
b. What is the steepest slope on the site (approximate percent slope)? Unknown. This will be determined with site specific shoreline applications.	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. See United States Department of Agriculture Soil Conservation Service <u>Soil Survey of Yakima County Area Washington</u>	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. See United States Department of Agriculture Soil Conservation Service <u>Soil Survey of Yakima County Area Washington</u>	
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. None	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. The draft ordinance includes regulations to help control erosion and other clearing and grading impacts within shoreline jurisdiction (17.05.040).	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: The draft ordinance includes regulations to help control erosion and other clearing and grading impacts within shoreline jurisdiction and in geologically hazardous areas (17.05.040 and 17.09.050). Building codes and stormwater regulations would also reduce potential impacts of future individual developments proposed under the SMP.</p>	
<p>2. Air</p>	
<p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>3. Water</p>	
<p>a. Surface:</p>	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Yes. The SMP applies to all shorelines of the state, including lakes greater than 20 acres, and streams with greater than 20 cubic feet per second mean annual flow, and associated wetlands. The streams and lakes that meet these qualifications are listed in question 13 above.</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. This ordinance would apply to all use and modification activities within the 200 foot shoreline jurisdictional area.</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. No fill or dredge material is proposed with this proposal; however, the draft ordinance will regulate fill and dredge activities within the shoreline environment/ jurisdiction.</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Yes. All of the streams and creeks regulated by the draft Shoreline Master Program have associated floodplains, and this draft plan provides regulations to assure that new development complies with the requirements of the Federal Emergency Management Agency National Flood Insurance Program.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. N/A</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
b. Ground:	
1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. N/A. Municipal water is generally available in the City. In the UGA, densities are limited by whether there is water and sewer available.	
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.	
c. Water Runoff (including stormwater):	
1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.	
2. Could waste materials enter ground or surface waters? If so, generally describe. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.	
3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: This SMP includes regulations for control of surface water impacts, primarily incorporating the standards from the Eastern Washington Stormwater Management Manual. The SMP also includes regulations for new development in flood hazard areas, including the most current scientific information and mapping for channel migration zones within the City's stream and floodplain areas.	
4. Plants:	
a. Check (✓) types of vegetation found on the site:	
Deciduous Tree: <input checked="" type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other	
Evergreen Green: <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input checked="" type="checkbox"/> Pasture Crop Or Grain <input type="checkbox"/> Other	
Other Types Of Vegetation:	
b. What kind and amount of vegetation will be removed or altered? None. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures. Further, the SMP includes measures to ensure vegetation conservation. See "d" below.	
c. List threatened or endangered species known to be on or near the site. There are minor amounts of threatened or endangered species know to live in or around the city limits of Yakima, however this proposal does not involve any change to the land or habitat, and is considered none-project.	
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The proposed ordinance includes development standards under 17.05.030 which require preservation and/or enhancement of vegetation for new uses in shoreline environments. The amount of vegetation to be retained on an individual site is based on the Shoreline	<div data-bbox="1305 1797 1500 1839" data-label="Text"> <p>RECEIVED</p> </div> <div data-bbox="1305 1881 1500 1923" data-label="Text"> <p>JUL 03 2013</p> </div> <div data-bbox="1292 1944 1500 2007" data-label="Text"> <p>CITY OF YAKIMA PLANNING DIV.</p> </div>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
Environment Designation and critical area buffers onsite.	
5. Animals:	
a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:	
Birds: <input checked="" type="checkbox"/> Hawk <input checked="" type="checkbox"/> Heron <input checked="" type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other	
Mammals: <input checked="" type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input checked="" type="checkbox"/> Beaver <input type="checkbox"/> Other	
Fish: <input checked="" type="checkbox"/> Bass <input checked="" type="checkbox"/> Salmon <input checked="" type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other	
b. List any threatened or endangered species known to be on or near the site. The rivers contain listed salmonid species, including federally threatened fall Chinook salmon, steelhead, and bull trout. Pacific lamprey and westslope cutthroat are present in the watershed and designated as species of concern by USFWS. There are minor amounts of threatened or endangered species known to live in or around the city limits of Yakima and in the UGA, however this proposal does not involve any change to the land or habitat, and is considered non-project.	
c. Is the site part of a migration route? If so, explain. Migratory birds may utilize property within the City limits; however, this proposal does not involve any change to the land or habitat, and is considered non-project. The rivers are also migratory corridors for salmonids and other fish.	
d. Proposed measures to preserve or enhance wildlife, if any: The proposed ordinance includes development standards under 17.05.030 which require preservation and/or enhancement of vegetation for new uses in shoreline environments, thus improving habitat for the preservation and enhancement of wildlife.	
6. Energy and Natural Resources	
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.	
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.	
c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.	
7. Environmental Health	
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.	
1. Describe special emergency services that might be required. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.	
2. Proposed measures to reduce or control environmental health hazards, if any: N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.	
b. Noise	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. N/A</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any: N/A</p>	
<p>8. Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties? N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>b. Has the site been used for agriculture? If so, describe. Many of the properties within the City of Yakima have been used for agriculture purposes in the past.</p>	
<p>c. Describe any structures on the site. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>d. Will any structures be demolished? If so, what? N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>e. What is the current zoning classification of the site? The current zoning classifications which are effected by these amendments are as follows: SR, R-1, R-2, R-3, B-1, B-2, HB, SCC, LCC, AS, GC, CBD, RD, and M-1</p>	
<p>f. What is the current comprehensive plan designation of the site? The Comprehensive Plan designations within the City of Yakima area as follows: Low Density Residential, Medium Density Residential, High Density Residential, Professional Office, Neighborhood Commercial, Community Commercial, General Commercial, Regional Commercial, CBD Core Commercial, and Industrial.</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site? This proposal includes regulations for the following Shoreline Master Program Designations:</p> <ol style="list-style-type: none"> 1. High Intensity; 2. Essential Public Facilities; 3. Shoreline Residential; 4. Floodway / Channel Migration Zone; 5. Urban Conservancy; and 6. Aquatic Environment 	
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify. Yes, including wetlands, geologically hazardous areas, streams, critical habitat and flood hazard areas.</p>	
<p>i. Approximately how many people would reside or work in the completed project? N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures. The Draft CIA shows minimal future growth on shorelines particularly in the City limits.</p>	
<p>j. Approximately how many people would the completed project displace? N/A</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The SMP implements the Shoreline Management Act RCW 90.58, the Growth Management Act RCW 36.70, and becomes an element of the City of Yakima's 2025 Comprehensive Plan upon adoption.</p>	
<p>9. Housing</p>	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures. The Draft CIA shows minimal future growth on shorelines particularly in the City limits.</p>	
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any: N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed? The proposed ordinance limits building height to the requirements of the City of Yakima's Urban Area Zoning Ordinance. Further the SMP limits height to generally 35 feet except for essential public facilities or uses with a demonstrated public benefit where impacts to public views and substantial numbers of residences are avoided consistent with the Shoreline Management Act..</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed? N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any: The program implements the 35-foot height restriction in accordance with the Shoreline Management Act. A variance would be required for any structure that exceeds such height.</p>	
<p>11. Light and Glare</p>	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A . This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal? None</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any: N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>12. Recreation</p>	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? The Yakima Greenway is an intrigue part of the shoreline area as it borders the Yakima and Naches Rivers.</p>	

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<p>b. Would the proposed project displace any existing recreational uses? If so, describe. No. The proposed ordinance would enhance the existing recreational uses and allowed for expansion.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: This proposal addresses public access requirements and development of recreational and public access facilities.</p>	
<p>13. Historic and Cultural Preservation</p>	
<p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>c. Proposed measures to reduce or control impacts, if any: The proposed ordinance includes standards for areas with Historic Archaeological and Cultural resources, including a tribal notification system for new shoreline permit activity.</p>	
<p>14. Transportation</p>	
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop? N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>c. How many parking spaces would the completed project have? N/A How many would the project eliminate? N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). No. However, the ordinance contains standards for new transportation development within the shoreline jurisdiction.</p>	
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Yes, water transportation occurs within the shoreline jurisdiction.</p>	
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>g. Proposed measures to reduce or control transportation impacts, if any: The SMP would guide development of new water transportation facilities.</p>	

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<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe: N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p> <p>16. Utilities</p> <p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.</p> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. N/A. This is a programmatic action. Future proposals subject to SEPA will be required to address potential impacts and mitigation measures.</p>	
<p>C. SIGNATURE (To be completed by the applicant.)</p>	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p> <div style="display: flex; justify-content: space-between;"> <div data-bbox="147 1003 649 1108">  Property Owner or Agent Signature </div> <div data-bbox="974 1029 1227 1108"> 7-3-13 Date Submitted </div> </div>	
<p align="center">PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

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<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.</p>	
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Implementation of the draft SMP will likely not increase water discharges, air emissions, or noise levels. The SMP provides a high level of protection to shoreline ecological functions. On its own, the SMP, which includes the Shoreline Restoration Plan and Cumulative Impacts Analysis, is expected to protect and improve shorelines within the City of Yakima, accommodate the limited amount of reasonably foreseeable future shoreline development, and result in no net loss of shoreline ecological functions. The Cumulative Impacts Analysis, based on a qualitative analysis of the development potential of the jurisdictional shoreline, did not identify any new adverse impacts to ecological functions or ecosystem-wide processes and concluded that no net loss of ecological functions is expected. Site specific development proposals will be reviewed for compliance with the adopted SMP and regulatory guidance.</p>	
<p>Proposed measures to avoid or reduce such increases are: As the proposal will not increase any of the above environmental conditions, no measures to avoid or reduce these conditions have been proposed.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? The draft City of Yakima SMP is predicted to provide a high level of protection to shoreline ecological functions. On its own, the SMP, which includes the Shoreline Restoration Plan and Cumulative Impacts Analysis, is expected to protect and improve shorelines within the City of Yakima, accommodate the limited amount of reasonably foreseeable future shoreline development, and result in no net loss of shoreline ecological functions. The Cumulative Impacts Analysis, based on a qualitative analysis of the development potential of the jurisdictional shoreline, did not identify any new adverse impacts to ecological functions or ecosystem-wide processes and concluded that no net loss of ecological functions is expected. Site specific development proposals will be reviewed for compliance with the adopted SMP and regulatory guidance.</p>	
<p>a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: Upon adoption full implementation of the City of Yakima's Draft SMP.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources? The preparation of an updated SMP is a non-project action. Individual projects submitted for review under the new SMP will be required to comply with the policies and regulations in the SMP and the City of Yakima Municipal Code (YMC). The proposed Shoreline Master Program contains management policies and regulations intended to encourage, and in some cases require, conservation of natural resources associated with the shoreline, in accordance with RCW 90.58 and WAC 173-26. The SMP does not have a significant effect on energy use. Consumptive new or redeveloped uses would only be allowed to the extent already planned for and evaluated in the City's Comprehensive Plan.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are: See above.</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? The updated SMP has been prepared to comply with requirements in State law, including RCW 90.58 and WAC 173-26, for the protection of environmentally sensitive areas associated with shorelines of the State. There are policies and regulations throughout the document that</p>	

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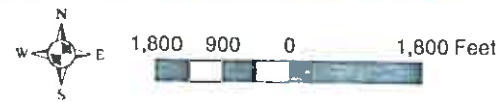
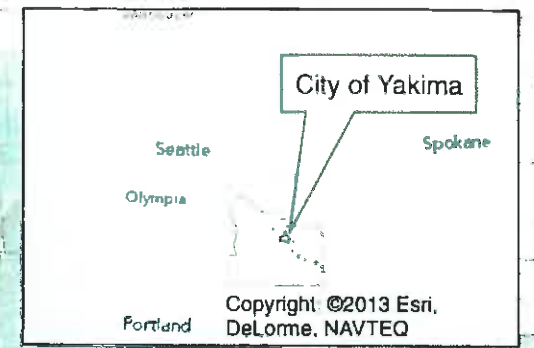
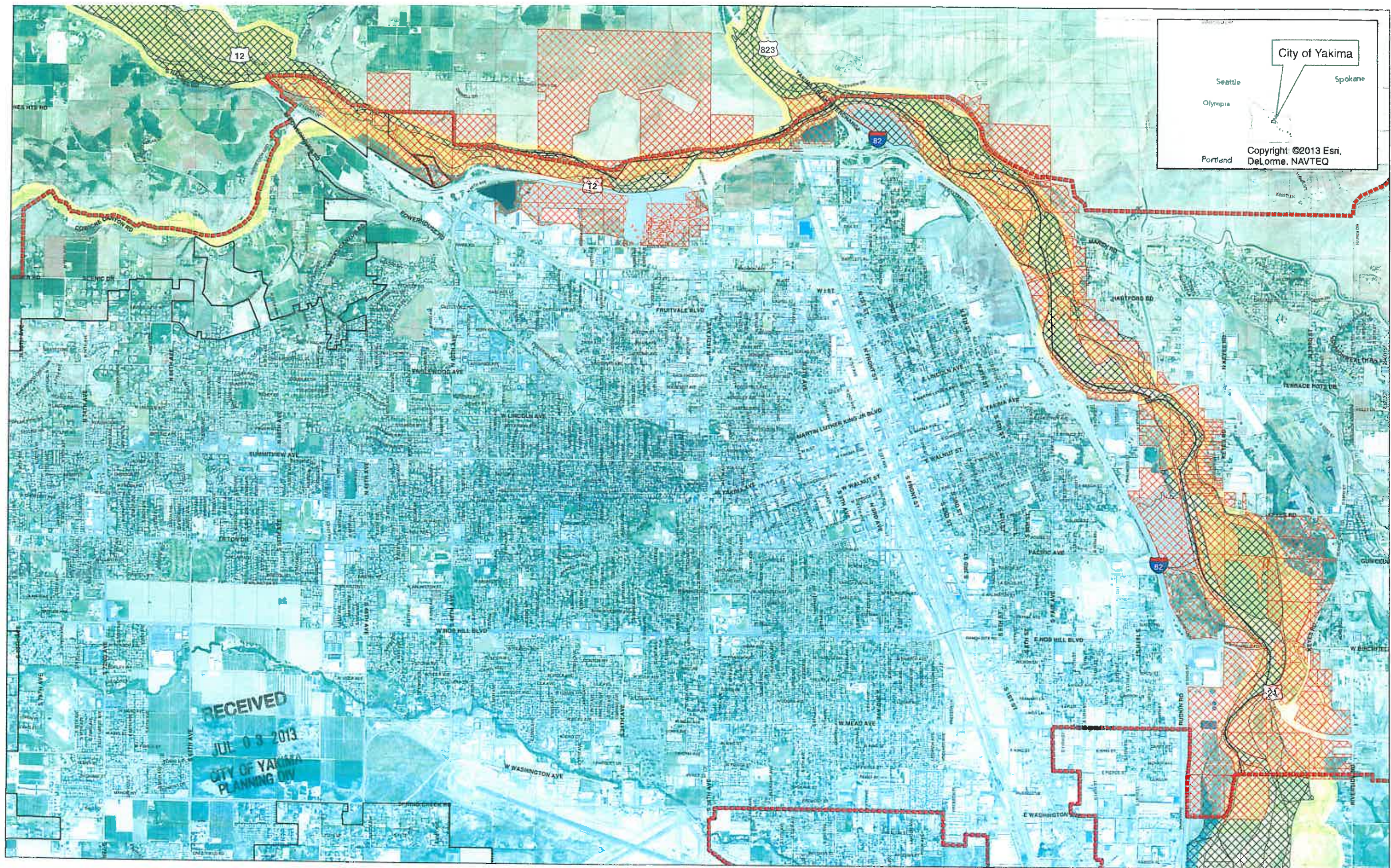
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<p>are designed to protect and preserve shoreline habitat and functioning conditions. In addition, the City has adopted regulations for the protection of critical areas (YMC 15.27) that meet the Washington State Growth Management Act (RCW 36.70A) requirements. Policies and regulations in the master program will enhance public access to the shorelines and encourage continued protection of sensitive shoreline habitat, including those habitats occupied by state or federally listed fish and wildlife.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are: None proposed.</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The purpose of the Shoreline Master Program is to manage shorelines by planning for and fostering all reasonable and appropriate uses while ensuring development that will promote and enhance the public interest and protect against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life. The SMP designates six shoreline environments: Floodway / Channel Migration Zone (CMZ), Urban Conservancy, High Intensity, Essential Public Facilities, Shoreline Residential, and Aquatic. Each environment is provided designation criteria and management policies. In addition, the SMP contains general provisions, policies and regulations for a variety of resources and uses within the shoreline environments. These management policies, provisions and regulations are intended to preserve shoreline processes, habitat and functional values, while giving preference to water-dependent and water-related uses and encouraging public access. Uses with a significant negative impact are prohibited or regulated so as to minimize impacts on the shoreline environment.</p> <p>The SMP has been evaluated for consistency with the City's Comprehensive Plan and municipal code.</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: None proposed</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposed zoning changes would not be likely to increase demand on the transportation or public service system and utilities as the regulatory changes only address processing of various land use applications.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are: None proposed.</p>	
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposal, if adopted, will comply with and implement the Shoreline Management Act, RCW 90.58.</p>	

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Shoreline Rivers & Streams
Shoreline Lakes & Ponds

Parcels within SMP

Yakima.DBO.Yakima_UA
Floodway/CMZ

City of Yakima Shoreline Jurisdiction
& Jurisdiction within Urban Growth Boundary